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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

March 5, 2025 at 7:30 p.m

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 p.m. CONVENE REGULAR MEETING

- 1. ROLL CALL** – Chair Joy Navarrete; Vice Chair Erin Gillett; Members Daniel Hamilton, Courtney Helion, Michael Norwood, Abhijeet Singh, and Nathan Tinclair
- 2. COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
- 3. ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first. Remarks on agenda items will be heard at the time the item is discussed.
- 4. ADOPTION OF MINUTES**
Adoption of the February 19, 2025 meeting minutes.
- 5. COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.
- 6. GENERAL PLAN ANNUAL PROGRESS REPORT**

Applicant: City of El Cerrito
Location: Citywide
Request: Planning Commission consideration of a recommendation to the City Council to receive and file the 2024 General Plan Annual Progress Report.
CEQA: The adoption of the General Plan Annual Progress Report does not constitute a project pursuant to Public Resources Code Section 21065, and CEQA Guidelines Sections 1506.

7. STAFF COMMUNICATIONS

Informational reports on matters of general interest, presented by City staff.

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at 10890 San Pablo Avenue El Cerrito, CA 94530 during normal business hours.



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DRAFT MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

February 19, 2025 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

7:30 pm CONVENE REGULAR MEETING

Chair Navarrete called the meeting to order at 7:55 p.m.

- 1. ROLL CALL – Present:** Chair Joy Navarrete; Members Leslie Mendez, Michael Norwood, and Abhijeet Singh **Absent:** Vice Chair Erin Gillett and Members Daniel Hamilton and Nathan Tinclair had excused absences.

- 2. ORAL COMMUNICATIONS FROM THE PUBLIC**
Nothing was reported.

- 3. ADOPTION OF MINUTES**

Moved/Second: Member Mendez/Navarrete **Action:** Passed a motion to adopt the January 15, 2025 meeting minutes.

Ayes: Members Mendez, Navarrete, Norwood, Singh

Noes: None

Abstain: None

- 4. PUBLIC HEARING: Bellevue Eye center – Conditional Use Permit**

Application: PL25-0005

Applicant: Leonardo Dacanay, MD

Location: 6922 Stockton Ave

APN: 503-371-001

Zoning: Neighborhood Commercial

General Plan: Commercial

Request: Planning Commission consideration of a Conditional Use Permit to allow an "Offices, Medical and Dental" land use which is greater than 3,000 sq. ft. in the Neighborhood Commercial zoning district.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Associate Planner Diego Romero presented the staff report and answered questions from the Commission.

The project architect, Joe Pennisi presented the project and answered questions from the Commission.

The public hearing was opened.

No speakers addressed the Commission.

The public hearing was closed.

Moved/Second: Member Navarrete/Norwood **Action:** Passed a motion to approve a Conditional Use Permit to allow an “Offices, Medical and Dental” land use which is greater than 3,000 sq. ft. in the Neighborhood Commercial zoning district.

Ayes: Members Mendez, Navarrete, Norwood, Singh

Noes: None

Abstain: None

5. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the Commission on their new City Council Liaison, the appointment of a new Commission member, upcoming agenda items, and thanked Commissioners Mendez and Singh for their service to the Community.

6. ADJOURNMENT

8:15 p.m.

Joy Navarrete Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Planning Commission meeting of February 19, 2025 as approved by the Planning Commission.

Sean Moss, Staff Liaison



Annual Progress Report on the General Plan 2024

March 2025

City of El Cerrito
Community Development Department
10890 San Pablo Avenue
El Cerrito, CA 94530

INTRODUCTION

As required by Government Code Section 65400, each local jurisdiction (city council or board of supervisors) must submit an annual progress report to the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD) on the implementation status of the jurisdiction's *General Plan*. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

Each jurisdiction's Annual Progress Report (APR) must be submitted to HCD and LCI by April 1 of each year, covering the previous calendar year. This General Plan Annual Progress Report covers the period from January 1, 2024 to December 31, 2024.

The purpose for the APR is to assess how the *General Plan* is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the *General Plan* as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the *General Plan*; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

The City's current *Strategic Plan* (2024-2029) identifies updating the *General Plan* to reflect and address current community needs as strategy within the goal of *Livability and Belonging*. The current *General Plan* was adopted in 1999. The prior *General Plan* was adopted in 1975.

BACKGROUND

On August 30, 1999, the El Cerrito City Council adopted the City's current *General Plan* (*Resolution 99-66*). The *General Plan* contains four chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, and Resources and Hazards. The state-required topic areas, known as "elements," (land use, circulation, housing, conservation, open space, safety, and noise) as well as one county-required element (growth management) are contained within these chapters. The State allows the combining of elements or the addition of new elements as long as the required elements are present.

The *General Plan* is intended to be a blueprint for meeting the City's long-term vision of the future consistent with state law. The process of preparing the *General Plan* took place in 1998 and 1999 as the City embarked on a program to bring its 1975 General Plan up to date so that it could better meet future challenges. The 1998 process resulted in the following ten key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.

5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.
7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

The *General Plan* sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed.

While the *General Plan* can address many City issues, factors beyond El Cerrito's control have significant influence over its land use and development patterns, including the following:

- Market forces play a determining role in what types of uses are economically feasible and, therefore, built.
- Land use and transportation decisions in other cities and counties, and by state and regional agencies, affect El Cerrito.
- Our system of property rights places certain limitations on what cities can do in prescribing or restricting future land uses.
- California environmental law requires that a city to evaluate the potential environmental impacts of new development and mitigate those impacts, as achievable.
- State laws that require the City to allow for a minimum level of housing development and that limit the ability to restrict development or impose certain requirements.

Thus, in creating the current (1999) *General Plan*, El Cerrito went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights. When funding is identified, an updated *General Plan* will aim to understand how these values and factors have changed over time and become a blueprint for the next approximately twenty years.

The City's *General Plan* reflects the aspirations and values of El Cerrito residents, business owners and their elected representatives. The City Council, Planning Commission and staff use the Plan in considering land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and

development activity. Citizens can use the Plan to understand the City’s approach to regulating development, protecting resources, and upholding community values.

In order to continue to make progress on the principles listed above regarding the San Pablo Avenue Corridor, the City Council adopted the *San Pablo Avenue Specific Plan, Complete Streets Plan, and a General Plan amendment* in 2014 and updated the *San Pablo Avenue Specific Plan* in 2022. The Specific Plan required an amendment to the *General Plan*. Consistent with the policies of the *General Plan*, the *San Pablo Avenue Specific Plan* articulates a vision for the future of San Pablo Avenue, identified improvements, and adopted context-sensitive regulations for the San Pablo corridor. The Plan created a framework for transforming the Avenue into a multimodal corridor that functions, not just as a thoroughfare, but as a place that provides a multitude of opportunities for living, working and community life. The Specific Plan and associated documents are the most significant amendments that have occurred since the General Plan’s 1999 adoption. Also, as shown in the tables below, the Housing Element is regularly updated pursuant to State law, and the Safety Element, similarly, is currently being updated.

GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of Mandatory General Plan Elements

General Plan Element	Latest Adoption
Land Use	1999
Circulation	1999
Housing	2023
Open Space	1999
Conservation	1999
Safety	1999 (update in progress)
Noise	1999

2. List of General Plan Amendments

- 2013 Growth Management Element Update (Required by Contra Costa County Measure J-2004; Resolution 2013-06).
- 2014 amendments to enable adoption of the *San Pablo Avenue Specific Plan*, including amendments to *Chapter 2: Strategic Approach, Chapter 4: Community Development and Design, Chapter 5: Transportation and Circulation* and amendments to the General Plan land use map (Resolution 2014-51).
- 2022 amendment to the General Plan land use map to enable the adoption of the San Pablo Avenue Specific Plan update (Resolution 2022-91).
- 2023-2031 Housing Element (Required by State Housing Element Law [Government Code Sections 65580-65589]; Resolution 2023-64).

GENERAL PLAN UPDATES

Safety Element

In accordance with various state laws, including SB 1035 and SB 379, which require that the *Safety Element* be updated every eight years, the City is currently updating its *Safety Element*. In fall of 2023 the City commenced a process to update the *Safety Element*. City Council action on the updated *Safety Element* is expected in 2025.

Overall General Plan Update

The City's Strategic Plan (2024-2029) states that updating the *General Plan* to reflect and address current community values is a priority. Funding for a *General Plan* update has not yet been identified.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

Goal LU1: A high-quality residential character within El Cerrito.

The City continued to implement the 2008 Zoning Ordinance and *the San Pablo Avenue Specific Plan*, which promote a high-quality of development. In 2024, the City issued 1,666 building permits, took in 2,2690 building permit applications, conducted 6,067 building inspections, and 93 rental housing inspections. It also reviewed 112 planning entitlements.

Goal LU2: A land use pattern and mix of uses that contribute to the financial health and stability of the community.

The City continued to implement the *San Pablo Avenue Specific Plan* and processed several land use applications in the Specific Plan area that represented a range of land uses, including a preschool and mixed use project. This included six Tier I Design Review applications that improved the façades, added signs and generally improved storefronts of new and existing businesses. In 2024, one new application (11965 San Pablo Ave.) was submitted to the City for a new multifamily development project, which proposes 154 new affordable dwelling units.

New developments often entail a transfer of property and are reassessed both at transfer and upon development (if an exemption does not apply, such as for Affordable Housing.) New development also provides opportunities for new businesses (for properties containing commercial, live-work space or home occupations) and new customers and pedestrian-traffic for existing commercial properties and businesses.

Goal LU3: A development pattern that enhances a strong sense of community.

Implementation of the *San Pablo Avenue Specific Plan* continued to move forward, albeit at a slower pace than hoped for due to market forces. New applications slowed, several entitled projects have not moved forward to submit building permit applications, and several in the building permit review phase have not proceeded to pull permits.

In 2024, the City approved a Tier II Design Review application for a proposed 305 residential unit building at 1711-1755 Eastshore Blvd. and also received two design review

applications and one SB 35 preliminary application for a total of three proposed new multifamily residential buildings pursuant to the City's streamlined review process in the San Pablo Avenue Specific Plan.

In 2024, the City approved the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). The El Cerrito Plaza TOD project proposes a total of 743 new residential units, 47% of which will be below market rate units, approximately 2,100 square-feet of commercial ground-floor retail, 446 automobile parking spaces, an approximately 0.5-acre community open space plaza along Fairmount Avenue, and connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels. This project includes the potential for a new City Library which would help enhance the sense of place of the downtown node. In addition, the vision of the master plan is to create a mixed-income, mixed-use transit-oriented community that serves as a central downtown node for existing and future residents, patrons, businesses, customers, commuters, and visitors.

In 2024 the City also approved the building permit application for BRIDGE Affordable Housing at Mayfair, for a 69 unit building that is now under construction.

Goal LU4: A safe, attractive, and interesting community

The City continued to implement community policing to promote public safety.

Building projects within the City, both large and small, were subject to a vigorous review and inspection process.

The City's Arts and Culture Commission continued to promote efforts to support public art in the community, including considering the incorporation of public art into new public bike parking areas.

New development participates in the City's 1% for Art program, by either contributing to the City's public art fund or installing art on site. New art installations have recently been completed at the Mayfair project facing the del Norte BART station and a on the facade of a freeway facing self storage facility. A new preschool will also be installing art on site.

Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.

The City continued implementation of the *San Pablo Avenue Specific Plan* which aims for development that contributes to walkability and is located in transit rich areas. The City's Transportation Impact Fee (TIF), which was adopted in 2019 (see discussion under Goal GM4) applies to new development and contributes funding and leverages outside funding toward building and improving the City's bicycle and pedestrian network.

The City continuously seeks funding and develops projects for improvements identified in the *Specific Plan* and *Active Transportation Plan*, which promotes transportation modes that are alternatives to the automobile. Numerous Active Transportation Plan projects are being pursued in conjunction with the El Cerrito Plaza TOD discussed above. Additionally, the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, began construction

in spring 2024. This project is intended to support and catalyze Transit Oriented Development (TOD) and create a safe and comfortable environment that balances the needs of all street users, to improve pedestrian and bicyclist safety and access to housing and the del Norte BART Station, to encourage mode-shift to walking, biking and taking transit, and to support economic development in Uptown El Cerrito by creating a “sense of place”. Most recently, the City began design of the Richmond Street Complete Streets to provide safe and accessible multimodal connections between El Cerrito’s residential neighborhoods to the El Cerrito del Norte and Plaza BART Stations and TOD, schools, civic and recreational destinations, commercial districts, and the City’s San Pablo Avenue Priority Development Area.

As mentioned previously, in 2024, the City approved the master plan for the El Cerrito Plaza TOD project located on the existing surface parking lots of the El Cerrito Plaza BART station. This project incorporates connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels.

Goal LU6: Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources.

The City continued to implement the Zoning Ordinance, adopted in 2008, and the *San Pablo Avenue Specific Plan*, adopted in 2014, and updated in 2022. The Specific Plan puts a focus on more intense development within the Plan area and specifically near the City’s two BART stations. By focusing development near existing public transportation infrastructure, the *San Pablo Avenue Specific Plan* aims to fulfill goals of the City’s Climate Action and Adaptation Plan by facilitating mode shift, reducing per capita dependence on automobile trips and increasing public transportation, bicycle and pedestrian trips.

In 2024, the City adopted the updated *Climate Action and Adaptation Plan (CAAP)* to achieve more ambitious targets, with the citywide goal of achieving carbon neutrality by 2045. The *CAAP* includes strategies and actions to reduce greenhouse gas emissions, increase resilience and prepare for climate impacts. The *CAAP* identifies encouraging higher-density, transit-oriented development and improving pedestrian and bicycle infrastructure to reduce overall vehicle miles traveled and resource conservation measures to achieve greater energy and water efficiency as methods to achieve the City’s greenhouse gas reduction targets. The City also continued to monitor and evaluate energy use in the organization’s operations to identify opportunities to reduce usage, greenhouse gas emissions, and costs. In late 2023, the City entered into a contract to procure renewable diesel fuel for City vehicles, which estimates a 65-75% reduction in CO₂ emissions in addition to reductions in fine particles, nitrogen oxides, hydrocarbons, carbon monoxide, and polyaromatic hydrocarbons as compared to petroleum-based diesel.

The City continued to implement the *California Green Building Standards Code*, which requires high levels of energy efficiency in new construction.

In 2024, the City continued to implement a property transfer tax and offered a rebate program for qualifying energy and water conservation measures and for seismic upgrades. In 2024, 20 properties utilized this rebate.

As discussed above, the City approved the master plan for the El Cerrito Plaza TOD project, which proposes to add 743 total units (including 53% market rate & 47% below

market rate units) adjacent to a major transit station, providing sustainable transportation options for new residents consistent with the City's climate action goals. This project also proposes the following sustainable initiatives:

- Each building within the TOD will be fully electric with no connections to natural gas or installation of gas appliances to reduce long-term reliance on fossil fuels.
- The affordable housing buildings will seek a minimum GreenPoint Rating Gold certification. This includes exceeding the applicable California Energy Code efficiency requirements, WaterSense plumbing fixtures, and reducing waste during construction and once operational.
- A new public bike station with storage capacity up to approximately 275 bikes of varying sizes to accommodate users of various mobility levels.
- A series of east-west protected bike lanes connecting the San Pablo Avenue commercial corridor to the eastern residential neighborhoods.

Community Design

Goal CD1: A city organized and designed with an overall attractive, positive image and "sense of place."

The City continued to implement the *San Pablo Avenue Specific Plan* which promotes high-quality development along San Pablo Avenue in order to promote vibrant public spaces and enhance the sense of place. The *Specific Plan* also requires the provision of publicly accessible open space in larger projects, or payment of an in-lieu fee for the City to invest in open space. Development of new open spaces along San Pablo Avenue will further enhance the attractiveness and sense of place along the City's primary mixed use corridor.

The El Cerrito Plaza TOD project proposes approximately 22,000 square feet of new public open space area which primarily consists of a proposed new 20,700 square foot public plaza immediately adjacent to a potential 20,000 square foot public library. The proposed plaza and potential library present an opportunity to have a 21st century library with a full complement of contemporary services that would serve as a destination and anchor El Cerrito's downtown, in proximity to other amenities and services. The City's *Strategic Plan* identifies creating a downtown community hub anchored by the Plaza Transit Oriented Development and a new library as a key strategy supporting the *Strategic Plan* goal of Livability and Belonging.

Goal CD2: A city with attractive, safe, and functional streets, parking areas, and pedestrian walkways.

In 2024, the City continued to implement the *San Pablo Avenue Specific Plan*, *City Complete Streets Policy*, and *City Active Transportation Plan* along with the more recently adopted *Climate Action and Adaption Plan*. These provide a blueprint for continuing the City's investment in improving safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City has also continued implementation of the *Green Infrastructure Plan*, approved by the El Cerrito City Council in 2019, to add low-impact development (LID) stormwater

facilities to public spaces while making streets more attractive through the addition of landscaping and water features.

As noted above, the El Cerrito del Norte TOD Complete Streets Improvement Project, which implements key elements of both the *Specific Plan* and *Active Transportation Plan*, began construction in March 2024. Improvements to be constructed as part of the project consist of enhanced and new protected crosswalks, new context-sensitive bikeways, bus boarding islands, circulation improvements, and various streetscape enhancements.

Most recently, the City began design of the Richmond Street Complete Streets project to provide safe and accessible multimodal connections between El Cerrito's residential neighborhoods to the El Cerrito del Norte and Plaza BART Stations and TOD, schools, civic and recreational destinations, commercial districts, and the City's San Pablo Avenue Priority Development Area

New development within the Specific Plan area are also required to improve their sidewalk frontages. The Mayfair development, near the del Norte BART station, which is nearly complete also adds a public pedestrian walkway which shortens the block for pedestrians between Cutting and Knott, providing a connection between San Pablo Avenue and Kearney.

Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.

The Design Review Board continued to review new landscaping plans on private properties within the Specific Plan area. The *Specific Plan* continued to require the provision of publicly accessible, privately maintained open space or the payment of an in-lieu fee to create new open spaces and enhance existing open spaces.

As mentioned previously the El Cerrito Plaza TOD project proposes approximately 22,000 square feet of new public open space area which primarily consists of a proposed new 20,700 square foot public plaza. The plaza would function as a park and include paved gathering space, possible play areas, and stormwater treatment planters, along with a variety of benches, pathways, trees and landscaping. The potential public library also presents the opportunity to offer both expanded and new programs including adult, teen and children's areas, multipurpose rooms, community meeting spaces, enhanced services and technologies, and emergency response capabilities such as providing clean air, warming, cooling, and electronics charging in the event of extreme weather and other emergencies.

Goal CD4: Well designed buildings that are compatible with their surroundings.

The City continued to implement the design review process pursuant to the Zoning Ordinance and the *San Pablo Avenue Specific Plan* to ensure that new development is well-designed.

Through advisory reviews, consistent with state law, for the El Cerrito Plaza TOD project, the Planning Commission and the Design Review Board continued to ensure that the El Cerrito Plaza TOD project would be a well-designed asset for the community. In 2024 the Design Review Board reviewed and approved a project which includes a new 6-story

building with 305 residential units totaling 222,000 square feet at 1711-1755 Eastshore Boulevard.

Goal CD5: A design process that achieves design objectives while being efficient and allowing for flexibility.

The City continued to utilize the design review process to achieve the *General Plan* goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects. The *San Pablo Avenue Specific Plan's* Tier IV Design Review process is intended to provide flexibility for projects that do not comply with all development standards in the *Specific Plan* in order to improve feasibility and respond to specific site conditions. Additionally, the *Specific Plan* also allows administrative approval waivers to specified development standards. The *San Pablo Avenue Specific Plan* update, adopted in December 2022 revised and clarified the Tier IV Design Review and waivers processes to improve flexibility.

Goal CD6: An urban form that sustains a vital commercial community to meet the diverse needs of the local and regional population.

The City continued to implement the *San Pablo Avenue Specific Plan*. It encourages mixed use development including ground floor commercial uses in specific commercial nodes, in addition to intensified residential uses along San Pablo Avenue. The plan strives to create a range of residential unit types which will provide diverse housing types along the Avenue. The new residents of these units will help support successful commercial businesses along San Pablo Avenue and contribute to more vitality in the commercial nodes along San Pablo Avenue.

Housing

See attachment for Housing Element annual report.

Growth Management

Goal GM1: A coordinated regional and sub-regional planning system that provides better service and less congestion for residents of El Cerrito.

City staff continued to serve on the West Contra Costa Transportation Commission's (WCCTC) Technical Advisory Committee on planning and funding efforts for regional transportation improvements in Contra Costa County. City staff provided input on various planning studies for the region including: AC Transit's *Realign*, a systemwide evaluation and restructuring of the agency's existing bus service network prompted by the COVID-19 pandemic's effect on travel patterns; and, the next phase of the San Pablo Avenue Multimodal Corridor Study, which will be led by the Contra Costa Transportation Authority (CCTA) and focus on public outreach and engagement around potential Bus Rapid Transit (BRT) and/or other transit priority features on San Pablo Avenue.

The City is collaborating with the CCTA in a Countywide Smart Signals Project to upgrade traffic signal and communication systems at 328 intersections within Contra Costa County,

7 of which are in El Cerrito. Implementation of the planned Intelligent Transportation System (ITS) elements will unify Contra Costa County's signal technology and communication systems to optimize traffic flow. It will provide an interconnected Advanced Traffic Management System (ATMS) with the ability to monitor traffic conditions in real-time, safely and efficiently manage incidents, and share information between agencies and the public.

Caltrans is planning to repave State Route 123 within El Cerrito (San Pablo Avenue between Cutting Blvd. and the Alameda County line and Cutting Boulevard between San Pablo Ave and I-80). City staff collaborated with Caltrans staff during the preliminary design phase to add six new mid-block crosswalks and safety upgrades at three existing crosswalks to the project scope, consistent with the City's *San Pablo Avenue Specific Plan*. The project is principally a pavement maintenance and rehabilitation project but Caltrans' policy, consistent with the state's Complete Street Act, identifies routine maintenance projects as an opportunity to better accommodate the needs of all road users. In late 2024, Caltrans staff informed City staff that budget constraints may limit the number of new and upgraded crosswalks, but staff in both agencies continue to collaborate to prioritize locations with the greatest safety and connectivity needs. The project is in the development and design stage now and Caltrans staff anticipates construction will start in 2026 and conclude in 2027.

Finally, the City executed a grant pass-through agreement with BART to receive up to \$10 million from the State's Transit and Intercity Rail Capital Program (TIRCP) to plan, develop, and implement on-street parking management and complete street upgrades that support the El Cerrito Plaza TOD project. In 2022, BART applied for and received approximately \$49 million in TIRCP funding for transportation infrastructure that supports station access and transit-oriented development on BART land around East Bay BART stations. Approximately \$24 million is allocated to the El Cerrito Plaza station with \$10 million supporting the above-mentioned access strategies, and the remaining \$14 million supporting infrastructure on BART property such as the BART rider parking garage and bus transit center. Since parking management and complete street upgrades are primarily within City right-of-way, the City is best suited to lead implementation of these projects, in the manner of a typical street improvement project.

Goal GM2: Compliance with applicable level of service standards.

The City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the *General Plan* and *San Pablo Avenue Specific Plan*.

The City continued to implement the *San Pablo Avenue Specific Plan*. The Plan adopted new service standards for streets within the plan area. These service standards are in greater compliance with the City's complete streets goals.

City staff collaborated with other public agencies in Contra Costa County on the update to the CCTA Growth Management Program to implement SB743. This state legislation changed CEQA evaluation methods for transportation from level of service (LOS) to vehicle miles traveled (VMT). The CCTA, with input from local and sub-regional agencies, developed a countywide evaluation method and recommended VMT significance criteria, and is now working on a mitigation framework. In November 2021 consistent with this guidance, the City adopted VMT thresholds of significance and local criteria for purposes

of analyzing transportation impacts under CEQA. The City continues to utilize these thresholds as part of the environmental review process for new development.

Goal GM3: Timely review of projects that are heavy traffic generators.

All development projects processed by the City are evaluated against and comply with applicable service standards. All applications, regardless of traffic generation, are processed in a timely fashion.

Goal GM4: Effective community-wide programs to reduce traffic impacts of new projects.

City staff developed and the City Council adopted the El Cerrito Transportation Impact Fee (TIF) Program in 2019 to ensure new development pays its fair share of the transportation improvements needed to accommodate growth in El Cerrito. In Fiscal Year 2023-24, the City collected \$204,243.00 in fees for the TIF Program. The list of potential capital improvements eligible for funding with the TIF is based on prior planning studies completed to support the City's growth and the impact of that growth on the transportation system, as well as to support the City's Climate Action and Active Transportation goals. The focus of these improvements is to connect El Cerrito residents to employment and activity centers and major transit facilities within the City and in neighboring jurisdictions. These improvements focus on San Pablo Avenue, the City's primary transportation corridor serving all modes. More specifically, the TIF project list is a selection of projects from the following City-Council adopted plans: *San Pablo Avenue Specific Plan*, *Active Transportation Plan*, and *Ohlone Greenway Master Plan*. To date, the TIF revenues have been used for design and construction of the Del Norte Complete Streets Project.

Goal GM5: An effective system of providing urban services.

The City continued to offer a high-level of services to residents and the City continued to work with other agencies (such as the Stege Sanitary District) to ensure that services are provided effectively.

Chapter 5: Transportation and Circulation

Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

In 2024, the City continued implementation of the City Complete Streets Policy and El Cerrito *Active Transportation Plan (ATP)*. The *ATP* provides a blueprint for continuing the City's investment in improving traffic safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City also continued to implement the *San Pablo Avenue Specific Plan*, specifically the Complete Streets component to encourage all modes of transportation and creates opportunities to support mode shift away from auto use and towards transit use, walking and biking.

In 2024, these efforts included developing multi-modal projects in several areas of town as described below.

- El Cerrito del Norte TOD Complete Streets Improvements: The City began construction of the El Cerrito del Norte TOD Complete Streets Improvements Project, which consists of access, safety and circulation improvements for bicyclists, pedestrians, transit riders, and motorists to support the El Cerrito del Norte BART Station and transit-oriented development in the San Pablo Avenue Uptown district. The project limits span several streets including San Pablo Avenue from Ohlone Greenway near the northern city limit to Potrero Avenue, Eastshore Boulevard from Potrero Avenue to San Pablo Avenue, Hill Street from San Pablo Avenue to Liberty Street, Cutting Boulevard from I-80 to Key Boulevard, and Knott Avenue from San Pablo Avenue to Key Boulevard.
- Richmond Street Complete Streets Project: The City secured \$8 million in federal funding and commenced a project to improve safety and connectivity along the entire length of Richmond Street to connect El Cerrito's residential neighborhoods, schools, civic and recreational destinations, and commercial districts to BART Stations and TOD. Project elements include high-visibility crosswalk markings, rectangular rapid flashing beacons (RRFBs), safety lighting, and red curb daylighting at intersections to enhance visibility and safety of pedestrians; bikeway improvements; curb bulb-outs, raised intersections, and more street trees to further calm speed of vehicles and beautify the area; and installing curb ramps, replacing non-conforming sidewalks, and rehabilitating the pavement to meet current standards for ADA compliance.
- As part of regional efforts with WCCTC and CCTA, City staff has been participating in the next phase of the San Pablo Avenue Multimodal Corridor Study, which will be led by CCTA and focus on public outreach and engagement around potential Bus Rapid Transit (BRT) and/or other transit priority features on San Pablo Avenue.

In May 2024, the City continued its support of the regional "Bike to Wherever Day" initiative, a regional effort to increase bicycling. In 2024, 307 cyclists were counted either passing or stopping at the City's "Energizer Station" at El Cerrito Plaza BART Station between the hours of 7:00 a.m. and 9:00 a.m.

The El Cerrito Plaza TOD project will feature a variety of transportation system improvements in the area surrounding the El Cerrito Plaza station which will help to make alternative modes of travel more efficient and safer for the users of this system. These improvements include a Class IV separated bikeway along the project's Central Avenue frontage. The project also proposes to narrow the roadway of Fairmount Ave. by removing the existing center median and converting the existing angled parking along the north side of the street to parallel parking. This will provide additional space to be allocated to the Project's public open space. The existing one-way busway on the east side of the station is proposed to be removed and the west side busway is proposed to be reconfigured from one-way to two-way travel. This reconfiguration will allow for eight bus bays to be provided along the new busway and three pedestrian crosswalks, and it allows for additional capacity for future bus service increases.

In late 2024, Gig Car Share ended all operations in its remaining market areas, which included the Bay Area and in parts of El Cerrito. Gig operated a "floating" car share service,

which allowed its members to take one-way trips so long as they started and ended in Gig's service area. Gig was operating in El Cerrito as a pilot program, and Gig shared valuable travel data with the City. The data showed that Gig members took over 8,000 car share trips that started or ended in El Cerrito between Q1 2023 and Q2 2024. More importantly however, each Gig vehicle in El Cerrito was shared among 12 unique users, indicating the vehicles were in fact shared among many. In contrast, a typical private vehicle is shared among one or two users.

Goal T2: A land use pattern that encourages walking, bicycling, and public transit use.

The City continued to implement the *San Pablo Avenue Specific Plan* which includes a *Complete Streets Plan*. It serves to implement contemporary land use planning strategies near transit and amenities and thereby encourages walking, biking and public transit use. Those strategies include increased heights, lower parking minimums, a flexible approach to mixed-use development, and complete streets guidelines to accommodate all modes of transportation on San Pablo Avenue specifically prioritizing pedestrians and public transit along this corridor.

In 2024, the City continued to process development applications for the El Cerrito Plaza TOD project located on the existing surface parking lots of the El Cerrito Plaza BART station. This project will feature connectivity improvements to the existing Ohlone Greenway for pedestrians and bicyclists of all ability levels. This project will encourage existing and future residents to consider and use alternative modes of transportation. The El Cerrito Plaza TOD project will total of 743 new residential units directly adjacent to the El Cerrito Plaza BART Station which will encourage the future residents to consider using Public Transit.

Also see Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.

Goal T3: A transportation system that maintains and improves the livability of the City.

The City continued to implement the *San Pablo Avenue Specific Plan* to transform San Pablo Avenue into a multimodal, livable corridor.

The City also continued to implement the *Urban Greening Plan*, which identifies strategies for creating a greener, more environmentally sustainable and livable city. Key objectives and strategies include Greener Gateways to reinforce community identity and sense of place that improve and highlight natural elements and Green Streets to continue to invest in making the public right-of-way more sustainable by reducing impervious surfaces, accommodating additional modes of transportation, adding landscaping, and creating streets that are safe, comfortable and attractive for everyone. In 2024, the City submitted a grant application to design & construct improvement near Key & Conlon as identified in the *Urban Greening Plan*.

Goal T4: A minimum amount of land used for parking and minimal parking intrusion in neighborhoods.

The City continued to implement the *San Pablo Avenue Specific Plan*. The Plan adopted new parking standards for both commercial and residential development. It generally reduced off-street parking requirements within the plan area, while ensuring that adequate parking is provided. Further reductions of parking require preparation of a parking study and may require enhanced transportation demand management, e.g. measures beyond those which are already required in the *Specific Plan* developed in conjunction with the City's own TDM and mode shift efforts. In addition, *Assembly Bill 2097* was signed into law in 2023, it now prohibits a public agency from imposing any minimum parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of a frequent transit stop.

Additionally, the City continued to implement the revised development standards for Accessory Dwelling Units (ADUs) which do not require off-street parking. These standards allow for the development of additional housing units without requiring further land in residential areas to be used for parking. In 2024, the City's Planning Division reviewed 26 applications for ADUs.

As part of BART's planned Transit-Oriented Development (TOD) project at the El Cerrito Plaza BART Station, BART staff, in collaboration with City staff, finalized the *Berkeley-El Cerrito Corridor Access Plan (BECCAP)*. Enabled by state law, the TOD project addresses city, state, and regional goals to provide new housing near transit, build new public spaces, and encourage alternatives to driving alone. Because the TOD development will not replace all existing rider parking spaces, the *BECCAP* identified multimodal access strategies at the El Cerrito Plaza BART station, which include new bicycle and pedestrian linkages; new and enhanced existing bus service; and a new on-street parking management program around the El Cerrito Plaza BART station to maintain station access for those who don't have alternatives to driving and parking.

The *BECCAP's* on-street parking management concept study proposed several key features, including the use of pricing and a modern permit management system to make it easy for anyone to find a space around the station and, at a minimum, sufficient revenue generation to cover all costs of operation. Due to the timing of the TOD project's first phase breaking ground in approximately 2025, and the remaining surface lots being built on over the subsequent 2-4 years, City staff launched development of the parking program in 2024 and anticipate presenting parking regulation concepts with the public and City Council for discussion and feedback starting in Spring 2025. This program will maximize the efficient use of the available parking supply for various user groups.

Chapter 6: Public Facilities and Services

Parks, Recreations and Open Space

Goal PR1: Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space.

In 2023, the City was able to use proceeds from Measure H to improve several recreational facilities and resurface the activity pool at the El Cerrito Swim Center. Utilizing funds from

Measure H, California Proposition 68 (Parks & Water Bonds), and the City's General Fund, renovations to the Arlington Clubhouse and four picnic sites were completed in 2024. The City raised funds for the City's David Hunter Memorial Scholarship Fund which helps families pay for classes and services for their children through the Recreation Department which they would otherwise not be able to afford.

In 2024, the City sponsored a number of special events including the popular worldOne 4th of July Festival at Cerrito Vista Park, Holiday Pancake Breakfast, Senior Resources Fair, Blood Drivers, and new events such as Adult Line Dances and Play Like a Girl+. The City also hosted, supported, and participated in a number of environmental events and programs in 2024. These included: Bike to Wherever Day, Earth Day and hosting a number of volunteer work parties.

The City continued to offer a range of programs for seniors at the El Cerrito Community Center as well as a range of programs for youth at various City facilities. The City also has a Joint Facilities Use Agreement with the West Contra Unified School District to increase program offerings especially on the Fairmont, Harding and Madera Elementary schools' and Korematsu Middle school's (Castro Park) campuses.

Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of open space is very important to the well being of the City.

The *Parks and Recreation Facilities Master Plan's* (mentioned in Goal PR1) Goal E is to Improve Natural Areas and identifies a series of policies and actions based on previous City planning efforts and community engagement.

The City continued to implement the *San Pablo Avenue Specific Plan* which requires that new projects greater than 25,000 square feet either provide public open space or contribute funds toward the creation or enhancement of open space.

In 2024, the City continued to implement the expanded Public Tree and Shrub Ordinance, adopted by the City Council in 2019, providing greater protections for public trees throughout the community to support the long-term health of the urban forest.

In 2022, the City received a \$145,000 grant from the California Coastal Conservancy to develop a *Fire Resilience and Forest Conservation Management Plan* for the El Cerrito Hillside Natural Area (HNA), which began development in 2023 with public outreach throughout 2024. The Draft Plan identifies fire hazard mitigation projects and forest conservation activities, and was released for public comment in Fall 2024. The environmental review process will begin in early 2025.

Goal PR3: Public access to open space areas while protecting important habitats.

In 2024, the City completed the wayfinding signage for trails within the Hillside Natural Area. The overall goal of the project is to continue to enhance the City's largest open space, which is 102.5 acres in size and a home to small creeks, grasslands and forests.

The Hillside Natural Area provides a very large active recreation space for hikers, bikers, and dog walkers who have easy access through several neighborhood entry points and enjoy the quiet oak groves, open fields, and expansive views of the San Francisco Bay. The project will increase visibility, access, and use of the city's existing network of trails, pathways, and stairs within the open space and improve connectivity between identified citywide bicycle and pedestrian routes, key community destinations, and existing trails.

The City also continued to organize and support volunteer work parties, led by the El Cerrito Green Teams, El Cerrito Trail Trekkers, and Friends of Five Creeks, throughout the year, to support and enhance habitats and wildlife throughout the City's owned and controlled open spaces. The City continued to support several annual events that increase public awareness and access to the Hillside Natural Area, including Earth Day and an Annual Hillside Festival each Spring.

Non-Recreational Facilities

Goal CF1: Safe and adequate community facilities that allow the City to offer better services and inspire a sense of community pride.

The City continued to provide high-quality services to the community at the Recycling and Environmental Resources Center which was completed in 2012.

The City continued to serve the community from the City Hall facility which was completed in 2009.

In 2024, the City continued to collaborate with BART and the developer of the El Cerrito Plaza TOD project to explore the potential to include a new public library as part of the project. The need for a new library was identified in numerous needs assessments and would provide 20,000 square feet in a contemporary building allowing both the Contra Costa County Library system and the City to expand programs and services to better serve the public, including the provision of a cooling-heating, clean air and charging center in the event of an emergency.

Public Services and Infrastructure

Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

The City continued its deployment of both patrol and specialty police units to address crime trends. These units coordinated their efforts internally, by sharing and collaborating on projects and investigations, and externally, with residents and community groups, to continue to meet the safety needs of the community.

Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.

The City continues to minimize fire hazards by enforcing its comprehensive fire hazard reduction program that focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other public agencies (3) large landowners, and (4) on residential property.

In 2024, the Fire Department continued to implement the Vegetation Management Policy which was rewritten in 2020 to make it easier to understand and align it with the State guidelines. The policy creates zones centered around structures on the property with goals to avoid home ignition from ember assault, and to reduce the heat and movement of the fire.

The history of the fire hazard abatement program was designed to reduce fire hazards on a large number of private properties with efforts concentrating during the spring and early summer months, prior to the State entering the annual “Fire Season”. However, with climate change, continued below average rainfall and increasing northeast wind events leading to more Red Flag Warnings, the City faces fire season almost year-round.

A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents’ yards and vacant lots. These notices and public education are aimed at increasing the resident’s knowledge and awareness of proper management of combustible materials on their property, especially within the first five feet of the structure.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. For the small number of property owners that do not abate the hazards, the City completes the necessary abatement and places the costs on the property owner’s tax bill.

Based on lessons learned over the last five years of record fires in the State, improved efforts have been made for the incorporation of fire and ember resistant construction materials and careful selection of landscape material, proper placement and maintenance of residents landscaping. Further amendments will need to be incorporated into the vegetation management program to comply with AB3074, a state bill passed in 2020 addressing fire prevention, wildfire risk, defensible space, and ember-resistant zones requiring enforcement of more intense fuel reductions to create an ember resistant zone within five feet of any structure.

Over the past 25 years, the City’s public education efforts and annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hills which are designated Very High Fire Hazard Severity Zones.

Additionally, the Public Works Department completes vegetation management activities and projects each year to reduce the risk of fire hazards in the El Cerrito community.

Goal PS3: Safe and adequate public infrastructure to serve El Cerrito’s residents, now and in the future.

The City continued implementation of the Annual Street Improvement Program funded by Measure A and the Access Modifications (Streets) Program funded by SB 1. Also, as a result of new transportation funding provided by SB 1, the City has continued funding annual sidewalk projects to repair tripping hazards throughout the City.

Implementation of the Complete Streets component of the *San Pablo Avenue Specific Plan* and implementation of the *Active Transportation Plan* will enhance pedestrian and bicycle safety throughout the City and provide infrastructure which accommodate all modes of transportation. Implementation of these plans will continue to occur as new development occurs and as funding is secured.

Goal PS4: An adequate storm drainage system to serve existing and future planned development

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the City Council adopted Ordinance 93-4, providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee and provided that the fees are collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel.

The City actively participated in the Contra Costa Clean Water Program to implement the National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit Order No. R2-2015-0049 (MRP 2.0) which became effective January 1, 2016. In 2022, City Staff also began to prepare for and implement the newly issued Municipal Regional Permit Order No. R2-2022-0018 (MRP 3.0), which became effective July 1, 2022. This included taking specific stormwater management actions to control trash litter, 303(d) listed pollutants, and other pollutants of concern (POCs). In compliance with the MRP, the City developed a *Green Infrastructure Plan*, adopted by the City Council in 2019.

The City will be updating the City's *Storm Drain Master Plan*, which was last updated in 1999. The scope considers the green infrastructure requirements and is expected to be finalized in 2025-2026. Moreover, it will identify opportunities to improve the City's Storm Drain system by improving the condition and capacity of the storm sewer network.

Goal PS5: A system that minimizes the City's generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.

In 2012, the City completed construction of a new state-of-the-art Recycling + Environmental Resource Center. In addition to the City's continued curbside collection program, the Recycling + Environmental Resource Center (RERC) provides convenient drop-off facilities for a wide array of items. The Center allows the City to expand the range of items accepted for disposal, improving collection options for all constituents and for many residents of surrounding communities. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs, books, sharps, expired medications, and scrap textiles. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs. In 2018, the City began to collect household hazardous waste at the Recycling + Environmental Resource Center with a popular once per week collection event. Notably, in 2020, the RERC was one of the first City facilities to reopen to the public after the first COVID-19-related shelter at home order, with safety protocols in place.

Additionally, in 2021, the City Council adopted two ordinances moving related goals forward. The City Council adopted an updated *Foodware Ordinance* that requires all foodware (e.g., cups, plates, utensils, etc.) served by food providers in El Cerrito to be either reusable or compostable, starting July 1, 2022. This Ordinance will serve to significantly reduce the amount of single-use plastic waste in El Cerrito and increase waste diversion. In 2021, the City Council also adopted a “Mandatory Organics Recycling” Ordinance, implementing the requirements of California *Senate Bill (SB) 1383* and requiring participation in the City’s recycling and composting programs with limited exceptions.

In 2022, City Staff entered into a new franchise agreement with the City’s garbage and green waste hauler, East Bay Sanitary, which adds a number of integrated waste management services to the community, including new programs targeting waste diversion in multi-family apartment complexes. A new brochure was developed outlining all the services available and mailed to all solid waste accounts. Staff is also continuing to move forward with other programs to implement *SB 1383* and to increase composting and recycling in El Cerrito.

In July 2023, the City completed a citywide curbside cart swap project in order to comply with State Law, *Senate Bill 1383*. Over the course of three weeks, the City successfully collected approximately 8,500 old grey recycling and blue garbage carts, swapping them for new blue recycling and black garbage carts. This standardizing of cart colors will take place throughout California for ease of separating materials and recycling statewide.

In 2024, the City was awarded a grant from Calrecycle to implement *SB 1383* outreach to encourage customers to dispose of green waste in green bins. This grant will run through 2025. In 2024, El Cerrito was also awarded a grant from the Metropolitan Transportation Commission (MTC) to plan the electrification of its recycling fleet; this grant will also run through 2025.

Chapter 7: Resources and Hazards

Natural and Historic Resources

Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.

The City continued to implement the Zoning Ordinance, which contains specific standards aimed at protecting creeks and hillside areas.

The City continued to implement Chapter 13.28 of the El Cerrito Municipal Code, the Public Tree and Shrub Ordinance, the primary purpose of which is to preserve and protect public trees.

City Staff also actively participated in the Contra Costa Clean Water Program to implement the City’s National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit to protect stormwater.

For additional Clean Water activities, see Goal PS4.

Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.

In 2014, the City Council approved the 1715 Elm Street project. As part of the project, the existing house will be relocated on the property and rehabilitated to the Department of the Interior's standards. In 2021, the City issued the building permit application which will allow the construction of the project and the relocation and rehabilitation of the existing house. Construction of the project began in 2022. The project is expected to be completed in 2025.

Hazards

Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.

The City continued to oversee the Residential Rental Inspection Program (RRIP).

The City continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The last URM building was demolished in 2021.

In 2021, City staff issued a Request for Qualifications for seeking qualified engineers/consultants to complete an inventory and analysis of soft story residential buildings in El Cerrito and develop program recommendations. In 2022, the City completed the soft-story inventory for multi-unit buildings with three or more units through a Planning Grant from Cal OES. This grant funded an analysis of potential at-risk residential buildings and provided the City with data to inform future policy direction in consideration with the needs of the residents and property owners. This program aims to reduce risks to human life, structures and infrastructure in the event of a powerful earthquake. The program was completed in 2023. The City will continue to monitor the availability of funding through State/Federal programs to develop/implement further risk reduction policies.

In 2024, the City commenced an update of the City's General Plan Safety Element. As required by State law, the updated Safety Element will contain goals and policies that address emergency preparation and a range of natural and manmade hazards. The City hosted two community meetings in 2024 to provide information and gather feedback on this effort.

Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

The City is planning to offer the Community Emergency Response Team (CERT) program in fall of 2025. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and

How to Turn Off Utilities. The program was temporarily paused in 2020 due to the COVID-19 pandemic.

The City continued to offer National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. In October 2024, City staff participated in an Emergency Operations Center (EOC) training that simulated the operation of the EOC in the event of a local emergency. Through these trainings, staff members directly involved in managing an emergency are trained in understanding command reporting structures, common terminology, and the roles and responsibilities inherent in a response operation.

As discussed under Goal H1 above, in 2024, the City worked to develop the update of the General Plan Safety Element.

Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.

All new development is evaluated under CEQA using the noise standards currently in the *General Plan*. These noise standards were incorporated into updated Zoning Ordinance in 2008 as performance standards required of all development.

CONCLUSION

The City has continued to faithfully implement the City's *1999 General Plan* as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the elements of the El Cerrito General Plan.

ATTACHMENTS:

1. HCD - Housing Element Annual Report

Project Identifier					Unit Types		Affordability by Household Income			
1					2	3	4			
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted
Summary Row: Start Data Entry Below							0	0	73	0
	505032018	1745 ARLINGTON BLVD		PL24-0062	ADU	R				
	503272013	7201 WALDO AVE		PL24-0062	ADU	R				
	504182031	321 CORONADO ST		PL24-0072	ADU	R				
	502370022	1421 RICHMOND ST		PL24-0077	ADU	R				
	503321028	7630 TERRACE DR		BD20-0017	ADU	R				
	504231037	216 ASHBURY AVE		BD22-0447	ADU	R				
	500272009	2500 EDWARDS AVE		BD22-0747	ADU	R				
	502062028	11690 SAN PABLO AVE		BD22-1436	5+	R				
	504011031	546 KEARNEY ST		BD22-1480	ADU	R				
	501201009	2210 HUMBOLDT AVE		BD23-0314	ADU	R				
	509080005	6250 CYPRESS AVE		BD23-0757	ADU	R				
	503384003	647 ELM ST		BD23-0891	ADU	R				
	500302008	5337 ROSALIND AVE		BD23-0973	ADU	R				
	503330004	751 BALRA DR		BD23-1065	ADU	R				
	505190005	8320 BUCKINGHAM DR		BD23-1147	ADU	R				
	500460020	2545 ARLINGTON BLVD		BD23-1258	ADU	R				
	573111008	948 LENEVE PL		BD23-1395	SFD	O				
	502360021	1420 RICHMOND ST		BD24-0002	ADU	R				
	504242020	320 POMONA AVE		BD24-0039	ADU	R				
	505282009	715 GELSTON PL		BD24-0077	ADU	R				
	505273019	845 BATES AVE		BD24-0089	ADU	R				
	502270012	1511 ELM ST		BD24-0094	ADU	R				
	503255033	837 NORVELL ST		BD24-0112	ADU	R				
	503256011	819 EVERETT ST		BD24-0169	ADU	R				
	500271009	2546 EDWARDS AVE		BD24-0561	ADU	R				
	503236001	6322 WALDO AVE		BD24-0661	ADU	R				
	500260005	2529 MIRA VISTA DR		BD24-0708	ADU	R				
	504061027	518 EVERETT ST		BD24-0721	ADU	R				
	503110010	1205 NAVELLIER ST		BD24-0857	ADU	R				
	500380020	2437 EDWARDS AVE		BD24-0886	ADU	R				
	503311027	7517 TERRACE DR		BD24-0994	ADU	R				
	505221041	7750 MOESER LANE		BD19-0729	SFD	O				
	504271006	102 RAMONA AVE UNIT A		BD20-0710	ADU	R				
	503256015	6831 STOCKTON AVE UNIT A		BD21-0570	ADU	R				
	503255024	832 EVERETT ST UNIT B		BD21-0828	ADU	R				
	500210002	6332 BARRETT AVE		BD21-0961	ADU	R				
	505181017	1319 BREWSTER CT UNIT A		BD21-1154	ADU	R				
	504111023	428 EVERETT ST UNIT A		BD21-1162	ADU	R				
	500291011	2507 YUBA ST		BD22-0042	ADU	R				
	505130025	1531 REGENCY CT		BD22-0161	ADU	R				
	505061041	7409 POTRERO AVE UNIT A		BD22-0505	ADU	R				
	504192005	317 BEHRENS ST		BD22-0871	SFD	R				
	504192005	317 BEHRENS ST		BD22-0871	ADU	R				
	503040026	6615 SCHMIDT LN		BD22-1155	ADU	R				
	503392023	743 KEARNEY ST UNIT A		BD22-1225	ADU	R				
	503256013	813 EVERETT ST UNIT A		BD22-1311	ADU	R				
	502260025	6516 POTRERO AVE UNIT A		BD22-1360	ADU	R				
	502202005	1601 NORVELL ST		BD22-1473	ADU	R				
	505230029	804 SEA VIEW DR UNIT A		BD23-0172	ADU	R				
	503311013	851 GALVIN DR		BD23-0429	ADU	R				
	503253023	930 RICHMOND ST		BD23-0848	ADU	R				
	513371005	1711-1755 EASTSHORE BLVD		PL22-0015	5+	R			73	

Project Identifiers - Completed Entitlement						Affordability by Household Income				
1					5	6	7			
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted
Port Data Entry Below		15	0	221		309	44	0	24	0
505032018	1745 ARLINGTON BLVD			1	2/29/2024	1				
503272013	7201 WALDO AVE			1	7/25/2024	1				
504182031	321 CORONADO ST			1	8/15/2024	1				
502370022	1421 RICHMOND ST			1	8/29/2024	1				
503321028	7630 TERRACE DR					0				
504231037	216 ASHBURY AVE					0				
500272009	2500 EDWARDS AVE					0				
502062028	11690 SAN PABLO AVE					0	44		24	
504011031	546 KEARNEY ST					0				
501201009	2210 HUMBOLDT AVE					0				
509080005	6250 CYPRESS AVE					0				
503384003	647 ELM ST					0				
500302008	5337 ROSALIND AVE					0				
503330004	751 BALRA DR					0				
505190005	8320 BUCKINGHAM DR					0				
500460020	2545 ARLINGTON BLVD					0				
573111008	948 LENEVE PL					0				
502360021	1420 RICHMOND ST					0				
504242020	320 POMONA AVE					0				
505282009	715 GELSTON PL					0				
505273019	845 BATES AVE					0				
502270012	1511 ELM ST					0				
503255033	837 NORVELL ST					0				
503256011	819 EVERETT ST					0				
500271009	2546 EDWARDS AVE					0				
503236001	6322 WALDO AVE					0				
500260005	2529 MIRA VISTA DR					0				
504061027	518 EVERETT ST					0				
503110010	1205 NAVELLIER ST					0				
500380020	2437 EDWARDS AVE					0				
503311027	7517 TERRACE DR					0				
505221041	7750 MOESER LANE					0				
504271006	102 RAMONA AVE UNIT A					0				
503256015	6831 STOCKTON AVE UNIT A					0				
503255024	832 EVERETT ST UNIT B					0				
500210002	6332 BARRETT AVE					0				
505181017	1319 BREWSTER CT UNIT A					0				
504111023	428 EVERETT ST UNIT A					0				
500291011	2507 YUBA ST					0				
505130025	1531 REGENCY CT					0				
505061041	7409 POTRERO AVE UNIT A					0				
504192005	317 BEHRENS ST					0				
504192005	317 BEHRENS ST					0				
503040026	6615 SCHMIDT LN					0				
503392023	743 KEARNEY ST UNIT A					0				
503256013	813 EVERETT ST UNIT A					0				
502260025	6516 POTRERO AVE UNIT A					0				
502202005	1601 NORVELL ST					0				
505230029	804 SEA VIEW DR UNIT A					0				
503311013	851 GALVIN DR					0				
503253023	930 RICHMOND ST					0				
513371005	1711-1755 EASTSHORE BLVD	15		217	2/7/2024	305				
						0				

Project Identifiers - Building Permits							Affordability by Ho			
1					8	9	10			
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted
Part Data Entry Below		0	0	28		96	0	0	0	0
505032018	1745 ARLINGTON BLVD					0				
503272013	7201 WALDO AVE			1	8/8/2024	1				
504182031	321 CORONADO ST					0				
502370022	1421 RICHMOND ST					0				
503321028	7630 TERRACE DR			1	8/21/2024	1				
504231037	216 ASHBURY AVE			1	6/25/2024	1				
500272009	2500 EDWARDS AVE			1	5/16/2024	1				
502062028	11690 SAN PABLO AVE			1	6/7/2024	69				
504011031	546 KEARNEY ST			1	1/22/2024	1				
501201009	2210 HUMBOLDT AVE			1	7/31/2024	1				
509080005	6250 CYPRESS AVE			1	2/6/2024	1				
503384003	647 ELM ST			1	3/4/2024	1				
500302008	5337 ROSALIND AVE			1	1/24/2024	1				
503330004	751 BALRA DR			1	1/25/2024	1				
505190005	8320 BUCKINGHAM DR			1	6/11/2024	1				
500460020	2545 ARLINGTON BLVD			1	7/23/2024	1				
573111008	948 LENEVE PL			1	5/14/2024	1				
502360021	1420 RICHMOND ST			1	4/3/2024	1				
504242020	320 POMONA AVE			1	4/18/2024	1				
505282009	715 GELSTON PL			1	4/3/2024	1				
505273019	845 BATES AVE			1	4/29/2024	1				
502270012	1511 ELM ST			1	8/9/2024	1				
503255033	837 NORVELL ST			1	10/7/2024	1				
503256011	819 EVERETT ST			1	6/3/2024	1				
500271009	2546 EDWARDS AVE			1	11/21/2024	1				
503236001	6322 WALDO AVE			1	9/18/2024	1				
500260005	2529 MIRA VISTA DR			1	11/25/2024	1				
504061027	518 EVERETT ST			1	10/14/2024	1				
503110010	1205 NAVELLIER ST			1	10/21/2024	1				
500380020	2437 EDWARDS AVE			1	10/24/2024	1				
503311027	7517 TERRACE DR			1	12/17/2024	1				
505221041	7750 MOESER LANE					0				
504271006	102 RAMONA AVE UNIT A					0				
503256015	6831 STOCKTON AVE UNIT A					0				
503255024	832 EVERETT ST UNIT B					0				
500210002	6332 BARRETT AVE					0				
505181017	1319 BREWSTER CT UNIT A					0				
504111023	428 EVERETT ST UNIT A					0				
500291011	2507 YUBA ST					0				
505130025	1531 REGENCY CT					0				
505061041	7409 POTRERO AVE UNIT A					0				
504192005	317 BEHRENS ST					0				
504192005	317 BEHRENS ST					0				
503040026	6615 SCHMIDT LN					0				
503392023	743 KEARNEY ST UNIT A					0				
503256013	813 EVERETT ST UNIT A					0				
502260025	6516 POTRERO AVE UNIT A					0				
502202005	1601 NORVELL ST					0				
505230029	804 SEA VIEW DR UNIT A					0				
503311013	851 GALVIN DR					0				
503253023	930 RICHMOND ST					0				
513371005	1711-1755 EASTSHORE BLVD					0				
						0				

Project Identifier						Household Incomes - Certificates of Occupancy			Streamlining	Infill
1					11	12	13	14	15	
Current APN	Street Address	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N ⁺	
Start Data Entry Below		0	0	25		25	15			
505032018	1745 ARLINGTON BLVD					0		NONE	Y	
503272013	7201 WALDO AVE					0		NONE	Y	
504182031	321 CORONADO ST					0		NONE	Y	
502370022	1421 RICHMOND ST					0		NONE	Y	
503321028	7630 TERRACE DR					0		NONE	Y	
504231037	216 ASHBURY AVE					0		NONE	Y	
500272009	2500 EDWARDS AVE					0		NONE	Y	
502062028	11690 SAN PABLO AVE					0	15	NONE	Y	
504011031	546 KEARNEY ST					0		NONE	Y	
501201009	2210 HUMBOLDT AVE					0		NONE	Y	
509080005	6250 CYPRESS AVE					0		NONE	Y	
503384003	647 ELM ST			1	12/13/2024	1		NONE	Y	
500302008	5337 ROSALIND AVE			1	11/21/2024	1		NONE	Y	
503330004	751 BALRA DR					0		NONE	Y	
505190005	8320 BUCKINGHAM DR			1	11/21/2024	1		NONE	Y	
500460020	2545 ARLINGTON BLVD					0		NONE	Y	
573111008	948 LENEVE PL					0		NONE	Y	
502360021	1420 RICHMOND ST			1	11/21/2024	1		NONE	Y	
504242020	320 POMONA AVE					0		NONE	Y	
505282009	715 GELSTON PL					0		NONE	Y	
505273019	845 BATES AVE					0		NONE	Y	
502270012	1511 ELM ST					0		NONE	Y	
503255033	837 NORVELL ST					0		NONE	Y	
503256011	819 EVERETT ST			1	12/2/2024	1		NONE	Y	
500271009	2546 EDWARDS AVE					0		NONE	Y	
503236001	6322 WALDO AVE					0		NONE	Y	
500260005	2529 MIRA VISTA DR					0		NONE	Y	
504061027	518 EVERETT ST					0		NONE	Y	
503110010	1205 NAVELLIER ST					0		NONE	Y	
500380020	2437 EDWARDS AVE					0		NONE	Y	
503311027	7517 TERRACE DR					0		NONE	Y	
505221041	7750 MOESER LANE			1	4/23/2024	1		NONE	Y	
504271006	102 RAMONA AVE UNIT A			1	1/10/2024	1		NONE	Y	
503256015	6831 STOCKTON AVE UNIT A			1	4/23/2024	1		NONE	Y	
503255024	832 EVERETT ST UNIT B			1	4/19/2024	1		NONE	Y	
500210002	6332 BARRETT AVE			1	2/22/2024	1		NONE	Y	
505181017	1319 BREWSTER CT UNIT A			1	11/21/2024	1		NONE	Y	
504111023	428 EVERETT ST UNIT A			1	11/21/2024	1		NONE	Y	
500291011	2507 YUBA ST			1	8/13/2024	1		NONE	Y	
505130025	1531 REGENCY CT			1	5/2/2024	1		NONE	Y	
505061041	7409 POTRERO AVE UNIT A			1	1/11/2024	1		NONE	Y	
504192005	317 BEHRENS ST			1	2/15/2024	1		NONE	Y	
504192005	317 BEHRENS ST			1	2/15/2024	1		NONE	Y	
503040026	6615 SCHMIDT LN			1	10/11/2024	1		NONE	Y	
503392023	743 KEARNEY ST UNIT A			1	1/3/2024	1		NONE	Y	
503256013	813 EVERETT ST UNIT A			1	4/5/2024	1		NONE	Y	
502260025	6516 POTRERO AVE UNIT A			1	11/21/2024	1		NONE	Y	
502202005	1601 NORVELL ST			1	9/3/2024	1		NONE	Y	
505230029	804 SEA VIEW DR UNIT A			1	6/8/2024	1		NONE	Y	
503311013	851 GALVIN DR			1	5/6/2024	1		NONE	Y	
503253023	930 RICHMOND ST			1	3/4/2024	1		NONE	Y	
513371005	1711-1755 EASTSHORE BLVD					0		NONE	Y	
						0				

Project Identifier		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units	
1		16	17	18	19	20	
Current APN	Street Address	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units
Start Data Entry Below						0	
505032018	1745 ARLINGTON BLVD						
503272013	7201 WALDO AVE						
504182031	321 CORONADO ST						
502370022	1421 RICHMOND ST						
503321028	7630 TERRACE DR						
504231037	216 ASHBURY AVE						
500272009	2500 EDWARDS AVE						
502062028	11690 SAN PABLO AVE	AHSC, IIG, LHTF, CDLAC, Other, LIHTC	Other	affordable units were provided as a public benefit as part of a larger development	55		
504011031	546 KEARNEY ST						
501201009	2210 HUMBOLDT AVE						
509080005	6250 CYPRESS AVE						
503384003	647 ELM ST						
500302008	5337 ROSALIND AVE						
503330004	751 BALRA DR						
505190005	8320 BUCKINGHAM DR						
500460020	2545 ARLINGTON BLVD						
573111008	948 LENEVE PL						
502360021	1420 RICHMOND ST						
504242020	320 POMONA AVE						
505282009	715 GELSTON PL						
505273019	845 BATES AVE						
502270012	1511 ELM ST						
503255033	837 NORVELL ST						
503256011	819 EVERETT ST						
500271009	2546 EDWARDS AVE						
503236001	6322 WALDO AVE						
500260005	2529 MIRA VISTA DR						
504061027	518 EVERETT ST						
503110010	1205 NAVELLIER ST						
500380020	2437 EDWARDS AVE						
503311027	7517 TERRACE DR						
505221041	7750 MOESER LANE						
504271006	102 RAMONA AVE UNIT A						
503256015	6831 STOCKTON AVE UNIT A						
503255024	832 EVERETT ST UNIT B						
500210002	6332 BARRETT AVE						
505181017	1319 BREWSTER CT UNIT A						
504111023	428 EVERETT ST UNIT A						
500291011	2507 YUBA ST						
505130025	1531 REGENCY CT						
505061041	7409 POTRERO AVE UNIT A						
504192005	317 BEHRENS ST						
504192005	317 BEHRENS ST						
503040026	6615 SCHMIDT LN						
503392023	743 KEARNEY ST UNIT A						
503256013	813 EVERETT ST UNIT A						
502260025	6516 POTRERO AVE UNIT A						
502202005	1601 NORVELL ST						
505230029	804 SEA VIEW DR UNIT A						
503311013	851 GALVIN DR						
503253023	930 RICHMOND ST						
513371005	1711-1755 EASTSHORE BLVD	Other	DB				

Project Identifiants			Density Bonus				Notes
1			21	22	23	24	25
Current APN	Street Address	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁺
Start Data Entry Below							
505032018	1745 ARLINGTON BLVD						
503272013	7201 WALDO AVE						
504182031	321 CORONADO ST						
502370022	1421 RICHMOND ST						
503321028	7630 TERRACE DR						
504231037	216 ASHBURY AVE						
500272009	2500 EDWARDS AVE						
502062028	11690 SAN PABLO AVE						
504011031	546 KEARNEY ST						
501201009	2210 HUMBOLDT AVE						
509080005	6250 CYPRESS AVE						
503384003	647 ELM ST						
500302008	5337 ROSALIND AVE						
503330004	751 BALRA DR						
505190005	8320 BUCKINGHAM DR						
500460020	2545 ARLINGTON BLVD						
573111008	948 LENEVE PL						
502360021	1420 RICHMOND ST						
504242020	320 POMONA AVE						
505282009	715 GELSTON PL						
505273019	845 BATES AVE						
502270012	1511 ELM ST						
503255033	837 NORVELL ST						
503256011	819 EVERETT ST						
500271009	2546 EDWARDS AVE						
503236001	6322 WALDO AVE						
500260005	2529 MIRA VISTA DR						
504061027	518 EVERETT ST						
503110010	1205 NAVELLIER ST						
500380020	2437 EDWARDS AVE						
503311027	7517 TERRACE DR						
505221041	7750 MOESER LANE						
504271006	102 RAMONA AVE UNIT A						
503256015	6831 STOCKTON AVE UNIT A						
503255024	832 EVERETT ST UNIT B						
500210002	6332 BARRETT AVE						
505181017	1319 BREWSTER CT UNIT A						
504111023	428 EVERETT ST UNIT A						
500291011	2507 YUBA ST						
505130025	1531 REGENCY CT						
505061041	7409 POTRERO AVE UNIT A						
504192005	317 BEHRENS ST						
504192005	317 BEHRENS ST						
503040026	6615 SCHMIDT LN						
503392023	743 KEARNEY ST UNIT A						
503256013	813 EVERETT ST UNIT A						
502260025	6516 POTRERO AVE UNIT A						
502202005	1601 NORVELL ST						
505230029	804 SEA VIEW DR UNIT A						
503311013	851 GALVIN DR						
503253023	930 RICHMOND ST						
513371005	1711-1755 EASTSHORE BLVD		40.0%		Development Standards Modification, On-Site Improvements	No	

Jurisdiction	El Cerrito	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period - 06/30/2022- 01/30/2023	2								3	4	
Income Level		RHNA Allocation by Income Level		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	334	-	-	44	-	-	-	-	-	-	-	44	290
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	192	-	-	24	-	-	-	-	-	-	-	24	168
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	241	-	-	-	-	-	-	-	-	-	-	-	241
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		624	13	50	28	-	-	-	-	-	-	-	91	533
Total RHNA		1,391												
Total Units			13	50	96	-	-	-	-	-	-	-	159	1,232
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
		Extremely low-Income Need												
Extremely Low-Income Units*		167		-	15	-	-	-	-	-	-	-	15	152

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		El Cerrito	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.A	Maintain Sites Inventory	Ongoing	The City developed a tracking spreadsheet that is to be used by all planners processing entitlements to compare actual unit count by income level to assumptions in the inventory.
H-1.B	Promote Mixed-use Development and Amenities in San Pablo Avenue Specific Plan Area (no discrete actions)	Ongoing	<p>In 2024, the City approved the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). This project includes a total of 6 buildings that will provide 743 new housing units. 47% of the total units will be rented at below-market rents. The project includes a total of 22,000 square feet of new public open space, including a new community plaza along Fairmount Avenue that will be approximately 0.5 acre in size. The City also continued efforts on the "BART to Bay Trail" project to create an east-west bicycle corridor along Central Avenue that would connect El Cerrito Plaza BART station and the I-80 / Central Avenue undercrossing, where any envisioned bikeway would connect with a new Caltrans bicycle facility beneath I-80 which is fully funded and scheduled to start construction in 2025.</p> <p>In 2024, the City also approved a Tier II Design Review application for a proposed 305 residential unit building at 1711-1755 Eastshore Blvd. and also received two design review applications and one SB 35 preliminary application for a total of three proposed new multifamily residential buildings pursuant to the City's streamlined review process in the San Pablo Avenue Specific Plan.</p> <p>In addition, the City submitted a grant application to the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. The tasks in this grant application include increasing the minimum and maximum residential densities of certain properties within a half mile of the El Cerrito Plaza BART Station and the Del Norte BART Station.</p>
H-1.C	Accessory Dwelling Unit Tools and Resources	Annual	<p>The City created an ADU webpage (http://www.el-cerrito.org/ADU) that details the ADU application process, summarizes ADU regulations, describes applicable fees, provides responses to Frequently Asked Questions, and includes links to a variety of ADU resources.</p> <p>In December 2024, the City held a community workshop that presented information and resources on a number of housing related topics including information on ADU regulations, financing, and general resources.</p> <p>In 2024, the City issued 26 building permits for ADUs.</p>
H-1.D	Objective Design Standards	2024	In 2024, the City submitted a grant application to the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. One of the tasks in this grant application is the creation of Objective Design Standards. The City was awarded the grant and expect to commence the development of Objective Design Standards in 2025.
H-1.E	Zoning to Expand Housing Choice in Single-family Neighborhoods	2025-2028	<p>In 2024, the City along with a consultant began work on updating the City's General Plan Safety Element. As part of this effort, the City intends to explore conducting fire risk evaluation and development mitigation program to allow more development in the Very High Fire Hazard Severity Zone of the City.</p> <p>In 2024, the City submitted a grant application to the Metropolitan Transportation Commission pursuant to the Transit Oriented Communities (TOC) program. The scope of work for this grant application includes increasing the minimum and maximum allowable density of undeveloped residentially zoned properties within a half mile of the El Cerrito Plaza BART Station and of the del Norte BART Station.</p>
H-1.F	Facilitate Development of Pipeline Projects	Ongoing	<p>In 2024, the City approved the Master Plan for the El Cerrito Plaza BART Station Transit Oriented Development (TOD). This project includes a total of 6 buildings that will provide 743 new housing units. The City also approved a Tier II Design Review application for a proposed 305 residential unit building at 1711-1755 Eastshore Blvd. The City issued a building permit for Mayfair Phase II (Affordable) at 11690 San Pablo Avenue. The City also approved a Final Subdivision Map These sites are in the City's Housing Element Planned and Approved sites list.</p> <p>In 2024, the City received design review applications for proposed new developments at 921 Kearney Street and 10135 San Pablo Avenue. These sites are on the City's Housing Element Vacant and Underutilized Sites list.</p>
H-1.G	SB 35 Ministerial Approval Procedure	2024	In 2024, the City began developing a SB 35 submittal checklist.
H-1.H	Monitor Land Use Controls	Ongoing	The City has developed an internal tracking spreadsheet to track specific land use controls that developers are seeking exceptions from.
H-2.A	Inclusionary Zoning Ordinance	2024	In 2024, the City released a request for proposals to hire an economic consultant to update the City's Inclusionary Financial Feasibility Analysis. Work on the project began in January 2025.
H-2.B	Affordable Housing Trust Fund Priorities	2024	In 2024, the City released a request for proposals to hire a consultant to update the City's Affordable Housing Implementation Strategy. This effort will include affordable housing funding priorities. Work on the project began in January 2025.
H-2.C	New Local Sources of Affordable Housing Funding	Ongoing	In 2024, City committed \$620,000 in funding received through the Prohousing Incentive Pilot Program to support the predevelopment of a 70-unit TOD affordable housing building adjacent to the El Cerrito Plaza BART Station.

H-2.D	Assist in Affordable Housing Development	Ongoing	In 2024, City staff partnered with Related California in a successful grant application to the State's Affordable Housing and Sustainable Communities (AHSC) program. This \$39.1 million grant award will help finance a 70-unit affordable housing building adjacent to the El Cerrito Plaza BART Station along with essential infrastructure and transportation enhancements that will benefit the entire community. This project also received \$2.4 million grant award from the Bay Area Housing Finance Authority, Regional Early Action Plan 2.0 Priority Sites Program in 2024 to support predevelopment. And, in 2024, Contra Costa County awarded \$1.8 million grant award through the Permanent Local Housing Allocation Program.
H-2.E	Develop Mixed Income Housing and Amenities on BART Lands	Ongoing	The City has established a main point of contact with BART, and the City meets regularly with BART Staff regarding the development of housing at the El Cerrito Plaza BART Station. See Program H-1.B for updates on the El Cerrito Plaza BART TOD project. City staff met with BART staff to initiate discussions on development of the goals and objectives for development of the El Cerrito del Norte BART Station.
H-2.F	Coordinate Transportation Projects with Affordable Housing	Ongoing	In 2024, City staff partnered with Related California in a successful grant application to the State's Affordable Housing and Sustainable Communities (AHSC) program. This \$39.1 million grant award will help finance a 70-unit affordable housing building adjacent to the El Cerrito Plaza BART Station that includes more than \$13 million for active transportation infrastructure. The El Cerrito Plaza Station TOD also received \$2.5 million grant award in 2024 from HUD's PRO Housing Program to improve connections between the Ohlone Greenway and the project. Additionally, the West Contra Costa Transportation Commission awarded the project \$1M in 2024 to support active transportation improvements. Visit www.el-cerrito.org/TOD for details. The City also partnered with Community Housing Works to apply for a \$20 million Environmental & Climate Just Community Change Grant Program through the EPA in 2024. The grant request for this 154-unit affordable housing project at 11965 San Pablo Avenue includes \$17.5M for housing and \$2.5M for active transportation improvements.
H-2.G	Shelter and Housing Solutions for Persons Experiencing Homelessness	Ongoing	In 2024, the City authorized a contract with Contra Costa Health, Housing and Homeless Services to launch the Coordinated Outreach Referral Engagement (CORE) Program. CORE works on the frontline providing homeless outreach services to the El Cerrito community. In addition, the City funded the Housing Security Fund which aims to cover gaps in services for persons who are currently experiencing or at imminent risk of homelessness for the purpose of rapidly housing or diverting persons from homelessness and the emergency shelter system. The agenda packet is available at https://elcerritoca.portal.civicclerk.com/event/557/files/report/1447 .
H-2.H	Zoning Amendments for Special Needs Housing	2024	In 2024, City staff contacted consultants and received a proposal to accomplish these zoning amendments. The City intends to begin this work in early 2025.
H-2.I	State Density Bonus	2024	In 2024, City staff contacted consultants and received a proposal to accomplish this zoning amendment. The City intends to begin this work in early 2025.
H-2.J	Affordable Housing and Places of Assesmbly	2026	In 2024, City staff contacted consultants and received a proposal to accomplish this zoning amendment. The City intends to begin this work in early 2025.
H-2.K	Infrastructure Priority for Affordable Housing	2023	The City has sent a copy of the Housing Element with a cover memo, explaining the requirements of Government Code Section 65589.7, to East Bay Municipal Utility District and to Stege Sanitary District.
H-3.A	Residential Rental Inspection Program	Ongoing	The Residential Rental Inspection Program (RRIP) continued in 2024. 36 initial RRIP inspections and 50 reinspections were conducted in 2024.
H-3.B	Continue to encourage the rehabilitation of existing housing units	Ongoing	Ongoing
H-3.C	Tenant Protections	2024, 2028	On May 21, 2019, the City Council adopted the Just Cause for Eviction and Prohibition on Harassment of Tenants Ordinance, El Cerrito Municipal Code Chapter 10.300 (Ordinance No. 2019-04), which was to become effective June 20, 2019. On June 10, 2019, a referendum petition was filed with the City Clerk related to Just Cause for Eviction and Prohibition on Harassment of Tenants Ordinance. This process, allowed by California Elections Code, suspended implementation of the ordinance. On June 27, 2019, the Contra Costa County Elections Office determined that petition contained the required valid voter signatures. At a Special Meeting on July 31, 2019, the City Council passed a motion to repeal the Just Cause for Eviction and Prohibition on Harassment of Tenants Ordinance and also passed a motion to amended the duties and responsibilities of the Tenant Protections Task Force to include the Just Cause for Eviction policy. In August 2019, the City Council appointed an adhoc Tenant Protections Task Force made up equally of tenants and landlords to make policy recommendations for the Council. The Task Force convened five times and completed their workplan in Dec. 2020 which included a final report to the City Council on March 2, 2021. The City evalautes the Rent Registry data annually which is posted at www.el-cerrito.org/RentRegistry .
H-3.D	Continue to maintain a database of assisted housing units	Annual	The City continues to make this database available on the City website at www.el-cerrito.org/625/Affordable-Housing-in-El-Cerrito .
H-3.E	Direct City investments in ways that serve to maintain older residential neighborhoods and transform low and moderate resource areas into areas of opportunity	Annual	In 2024, the City hired a contractor and began work on the del Norte TOD Complete Streets Improvement Project. The project consists of improvements for bicyclists, pedestrians, transit users and motorists to support transit-oriented development in the Uptown area of the San Pablo Avenue Specific Plan. The project area is in a low resource area. Key elements of the project include: - New and enhanced protected crosswalks - Context-sensitive bikeways - Bus boarding islands - Vehicle circulation improvements - Various streetscape enhancements around and leading to the Del Norte BART Station

Jurisdiction	El Cerrito	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	El Cerrito	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	El Cerrito	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
HE 2023-2031: Project Admin.	\$ 20,249.00	\$ 20,249.00	Completed	Other	Winter 2021 - Fall 2023
HE 2023-2031: Community Engagement	\$ 12,253.00	\$ 12,253.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: Draft HE Preparation	\$ 65,426.00	\$ 65,426.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: HCD Review	\$ 27,680.00	\$ 27,680.00	Completed	Other	Fall 2022 - Summer 2023
HE 2023-2031: Environmental Comp	\$ 11,520.00	\$ 11,520.00	Completed	Other	Spring 2022 - Summer 2023
HE 2023-2031: Final Documents & A	\$ 3,606.00	\$ 3,606.00	Completed	Other	Summer 2023
Technology Upgrade	\$ 9,266.00	\$ 9,266.00	Completed	Other	Summer 2021

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	73
	Non-Deed Restricted	0
Moderate	Deed Restricted	15
	Non-Deed Restricted	0
Above Moderate		221
Total Units		309

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	44
	Non-Deed Restricted	0
Low	Deed Restricted	24
	Non-Deed Restricted	0
Moderate	Deed Restricted	0

moderate	Non-Deed Restricted	0
Above Moderate		28
Total Units		96

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		25
Total Units		25